



**Rowan Tree House,
Garboldisham, Suffolk**

**DAVID
BURR**



Plot 6, The Street, Garboldisham, IP22 2QN.

Garboldisham itself is a popular and thriving village on the Norfolk/Suffolk border. Local amenities include an active village hall with regular events and classes, well run village shop/post office, primary school, church and a superb community run pub The Fox Inn hosting regular events and beers from local breweries. Knettishall Heath is nearby with acres of woodland, heathland and riverside meadows. The market town of Diss is 8 miles with an excellent range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street. Bury St Edmunds is located 16 miles to the south, Thetford 10 miles to the west and Norwich 27 miles.

Development Overview

An exceptional development of only seven properties situated on the edge of this highly desirable village backing onto woodland., we are offering a detached bespoke family home with approximately 2,000 sq. ft of living accommodation over two floors with the added benefit of private parking and a double garage.

Luxury Homes by a quality local developer Northgate Building Limited.

- **High-End Residential Houses:** A focus on enhancing any area they develop by respecting the integrity of the surrounding area.
- **Peace of Mind:** All properties carry a 10-year structural warranty for added peace of mind.

Features and Specifications

Modern Conveniences: Underfloor heating, air source heating, and an electric car charging point

Peace of Mind: 10-year structural warranty

Ground Floor

ENTRANCE HALL: A spacious area with stairs rising to the first floor.

LOUNGE: Light-filled, double aspect room with double aspect to front and side.

KITCHEN / DINER / FAMILY ROOM: Impressive open-plan room extensively fitted with a range of units under Quartz worktops, integrated Bosch ovens/microwave, Bosch induction hob, - integrated fridge/freezer and integrated dishwasher. Bi-fold doors open to the rear garden.

STUDY: A versatile area which could be used for a number of uses. Front aspect.

UTILITY: Space for washing machine/tumble dryer a boiler cupboard and a sink. Door to outside.

CLOAKROOM: Having W.C. and wash hand basin.

First Floor

LANDING:

BEDROOM 1: With a rear outlook.

EN-SUITE SHOWER ROOM: With stylish white WC, wash basin, tiled shower cubicle and heated towel rail.

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BEDROOM 2: Front outlook window.

EN-SUITE SHOWER ROOM: With stylish white WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 3: With a rear outlook.

BEDROOM 4: Front aspect window.

BATHROOM: Stylishly fitted with a white WC, wash basin with vanity unit, bath with mixer tap. Heated towel rail and mirror with wall lights either side.

Outside

The property sits comfortably in an edge of village location approached by a shared driveway leading to private parking and a detached **DOUBLE GARAGE**. The front garden will be lawned with side access to the generous lawned rear garden backing onto mature woodland. The property also benefits from own specialist sewage treatment plant and Rainwater harvester. For more information and to explore customisation options, please contact us at your earliest convenience.

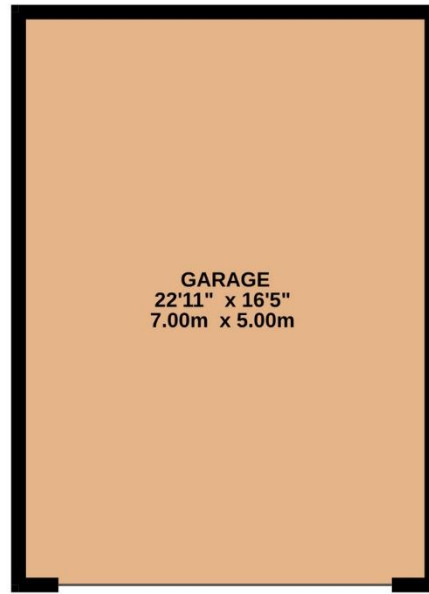
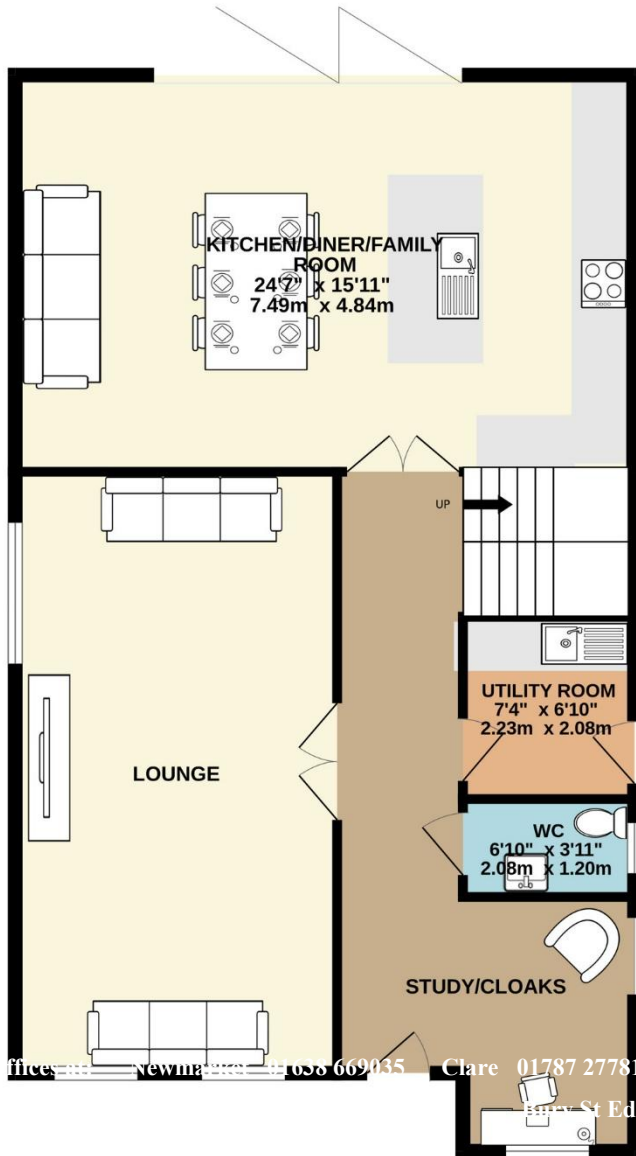
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

AGENTS NOTE: Please note that some images are computer-generated (CGI) and are provided for illustrative purposes only; they may not accurately reflect the final appearance of the property. The house is currently under construction, and certain specifications, finishes, and details may be subject to change. An internal inspection is therefore highly recommended, and prospective purchasers should not rely solely on the information or imagery provided.

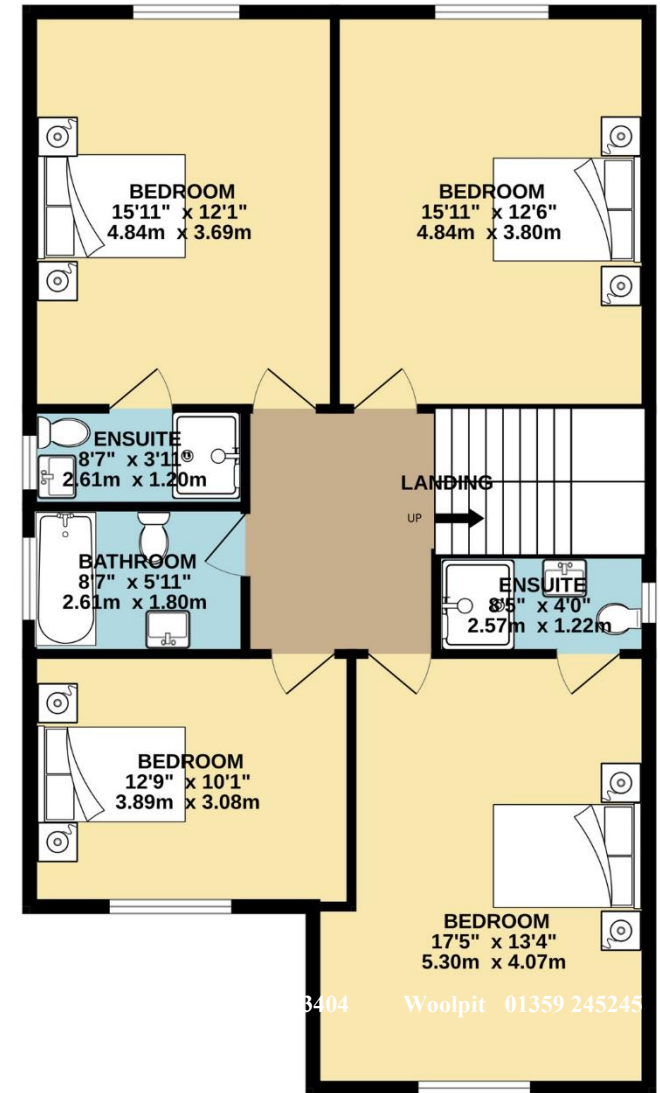
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GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.9 sq.m.) approx.



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Bury St Edm

3404 Woolpit 01359 245245

